

February 12, 2014

Item No. 6

**REQUEST FOR AUTHORIZATION TO SUBMIT A DEMOLITION APPLICATION TO THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DEMOLITION OF A
SCATTERED SITES DWELLING STRUCTURE LOCATED AT 3605 WEST DOUGLAS BOULEVARD AND
TO DEMOLISH SAID PROPERTY**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached Resolution authorizing the Chief Executive Officer or his designee to submit a demolition application to the U.S. Department of Housing and Urban Development (“HUD”) for the demolition of a six (6) unit dwelling structure located at 3605 West Douglas Boulevard and to demolish said property upon receipt of approval from HUD.

FUNDING

No CHA funding is applicable to this transaction.

EXPLANATION

The Capital Construction Department (CCD) was requested to complete structural assessments of the building located at 3605 West Douglas Boulevard to determine its structural stability and make recommendations as to its viability for occupancy. The assessments revealed the following:

The property located at 3605 West Douglas Boulevard is part of the Scattered Sites West portfolio in the West Chicago community area. This three story building consists of six (6) four bedroom units. The building is adjacent to several vacant lots and has been vacant since 2007. The interior of the building has been severely damaged and vandalized and would require gut rehabilitation of all units, as well as modifications for current building code and ADA compliance. The architectural and rehabilitation costs needed to make the building viable for habitation exceed the Total Development Costs (TDC) allowed by HUD for these types of structures.

Per HUD regulations at 24 CFR Part 970.7, permission to demolish or dispose of all or a portion of a development must be requested via submission of the applicable HUD form 52860, and must include a copy of a resolution by the Authority's Board of Commissioners approving the application. Based on the above, the CHA requests that the Board of Commissioners approve the attached resolution authorizing the submission of a demolition application to HUD for the property referenced above, and to demolish said property upon receipt of approval from HUD.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority Board policies and all applicable federal (U.S. Department of Housing and Urban Development) regulations.

The Executive Vice President of Development Management concurs with the submission of a demolition application to HUD for the property referenced above, and to demolish said property upon receipt of approval from HUD.

The Chief Executive Officer recommends the submission of a demolition application to HUD for the property referenced above, and to demolish said property upon receipt of approval from HUD.

RESOLUTION NO. 2014-CHA-19

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 12, 2014, entitled "REQUEST FOR AUTHORIZATION TO SUBMIT A DEMOLITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DEMOLITION OF A SCATTERED SITES DWELLING STRUCTURE LOCATED AT 3605 WEST DOUGLAS BOULEVARD AND TO DEMOLISH SAID PROPERTY";

THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to submit a demolition application to the U.S. Department of Housing and Urban Development ("HUD") for the demolition of a six (6) unit dwelling structure located at 3605 West Douglas Boulevard, and to demolish said property upon receipt of approval from HUD.



Chicago Housing Authority
60 E. Van Buren
Chicago, IL 60605

312-742-8500

www.thecha.org